

WESTERN SIGN SYSTEMS
 175 BOSSTICK, SUITE 104 • SAN MARCOS, CALIFORNIA 92069
 CALL (619) 744-3318 • FAX (619) 598-5834

Job Description:	Job Name: <i>Ceresan Hills Market Place</i>	92101
	Address: <i>McKinley & Promenade</i>	SHT # <i>7</i>
	City / State: <i>Ceresan, Ca.</i>	OF <i>7</i>
Salesman: <i>Earl Charles</i>	Client Name:	

SIGN CRITERIA FOR CORONA HILLS MARKETPLACE

Located at McKinley Street & Griffin Way
Corona, California

November 2, 1992

DEVELOPER:

Gatlin Development
12625 High Bluff, Suite 304
San Diego, California 92130
(619) 793-2850

ARCHITECT:

The Nadel Partnership Inc.
3090 Bristol Suite 200
Costa Mesa, California 92626
(714) 540-5000

DESIGNATED SIGN CONSULTANT:

Western Sign Systems
417 Carmel Street, Suite 201
San Marcos, CA 92069
Earl Charles (619) 736-6070

11/2/92

APPENDIX C

SIGN CRITERIA FOR CORONA HILLS MARKETPLACE

THE PURPOSE OF THESE CRITERIA IS TO ESTABLISH THE SIGN STANDARD NECESSARY TO ENSURE COORDINATED PROPORTIONAL EXPOSURE FOR ALL TENANTS. IN THE BEST INTEREST OF ALL TENANTS, CORONA HILLS MARKETPLACE HAS DEVELOPED THE FOLLOWING SIGN CRITERIA WHICH ALLOW EACH TENANT ROOM FOR CREATIVITY WITHIN THE LIMITS OF THEIR LEASEHOLD.

TENANTS SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION AND INSTALLATION OF THEIR INDIVIDUAL SHOP SIGNS WITHIN THE LIMITS OF THIS SIGNAGE PROGRAM. PERFORMANCE SHALL BE STRICTLY ENFORCED, ANY NON-CONFORMING SIGNS SHALL BE REMOVED BY LANDLORD'S CONTRACTOR AT THE TENANT'S EXPENSE.

A. GENERAL REQUIREMENTS

1. All signs and their installation must comply with all local building and electrical codes as well as these criteria.
2. No animated, flashing or audible signs will be permitted.
3. No exposed lamps shall be permitted, except neon for major tenants as per section "C" of this criteria.
4. All tenants must have sign installed prior to opening for business and must maintain the following signs:
 - a. Tenant copy in the space provided on the canopy fascia.
 - b. An under canopy sandblasted wood sign, except in areas where the soffit will not accommodate a sign
 - c. Store address affixed to both front and back of store, located at the front door on transom area, at rear door above six (6) feet.
5. Upon removal of any sign by tenant, any damage to the canopy face will be repaired by Tenant, or by Landlord at Tenant's cost.
6. Acceptable signage on doors and windows is as follows:
 - a. Numbers identifying the address of the premises.
 - b. A sign listing the store hours.
 - c. Permanent signage to be attached directly on the store front glass or to be hung in the window openings, must be approved, in writing, by the landlord prior to installation. This applies to signs that may indicate the name of the store or business, professional designation, symbol and/or logos.
 - d. Temporary window signs shall be limited to one sign no larger than 20% of the size of the window or two separate signs together no larger than 20% of the size of the window. Such signs must advertise products related to a merchandising sale in the store.

(Continued)

This sign, or signs, shall not be displayed more than once, allowing a period of four weeks to elapse before the sign, or signs, are redisplayed.

- e. A sign, or signs, displaying the credit card (s) accepted by the merchant
- f. All signs must be prepared in a professional manner.
- g. Signs may not be hand-lettered or scripted presenting an unprofessional appearance.
- h. No signs or posters may be placed outside the demised or leased line of the premises
- i. Advertising banners for grand openings or special events attached to the canopy or outside fascia of the store area are not permitted without express written permission by the Landlord and permitted through the city of Corona and then would be limited to 15 working days maximum.

NOTE: No window signs or banners are permitted without the express written approval of the Landlord.

- 7. Except as noted in this signage program, no signage is permitted which does not directly relate to the primary service or function of the Tenant's activity. Sign copy will be restricted to that specified in the business (not individual products).
- 8. All signs shall be kept in a "like new" condition. On notice by the Landlord, a Tenant will be required to refurbish any signing which does not qualify as being of an accepted standard.
- 9. Signs will be free of all labels and manufacturers' advertising with the exception of code requirements.
- 10. All signs and installation of signs will conform to the appropriate building and electrical codes. The Tenant's contractor shall obtain any and all permits required, prior to fabrication.
- 11. Electrical service to Tenant signs shall be on Landlord's meters and billed to Tenant as a common area expense.
- 12. Exceptions to these criteria must receive written approval from the Landlord

B. APPROVALS:

- 1. The design and construction of Tenant's exterior sign must receive written approval by Landlord before fabrication. Landlord's approval shall be based on:
 - a. Conformity to the sign criteria established for the center, including fabrication and method of installation.
 - b. Harmony of the proposed sign with the design standards of the shopping center.

(Continued)

2. Landlord has the specific right to refuse approval of any sign which does not conform to the specific criteria set forth herein or any design not in harmony with design standards of the shopping center.
3. To secure Landlord's approval, three (3) copies of the design drawings of the sign shall be submitted to the designated sign consultant and the Landlord. The sign drawings are to be prepared by the designated contractor. The sign drawings must include an elevation drawing with the following information:
 - a. The type, color and size of all lettering.
 - b. The location of the sign in relation to store frontage.
 - c. Colors, Finishes and types of all materials.
4. In order to maintain consistency of quality and design, Tenant shall upon execution of their lease submit to the landlord a check in the amount of \$500.00 as a design approval fee and sign deposit made out to: Western Sign System. Landlord will promptly forward the sign deposit to the sign contractor, to be applied to by the sign contractor toward the cost of preparing the drawings referred to in paragraph 3 above.
5. The designated Sign Consultant / Contractor is:

Earl Charles
Western Sign Systems
417 Carmel Street, Suite 201
San Marcos, CA 92069
(619) 736-6070 FAX (619) 736-6073
4. Upon Landlord approval, the appropriate permits and approvals must be secured with the city of Corona prior to installation.

C. SPECIFICATIONS FOR MAJOR TENANTS:

1. Major Tenants (A tenant with 6000 square feet or greater) shall be allowed to use individual channel letters and logos that are back-lighted and faced in a plexiglass like material. These types of signs shall be allowed provided that the sign area for such signs is a part of the building design and these allocated areas are of a size to accommodate the signage, also such area shall be compatible to the exterior facade design of the building. Area to be calculated at 3 square feet to 1 lineal foot of frontage to a maximum of 200 square feet for any one sign.
2. Major Tenants may use exposed neon accents to a maximum of 30% of the total sign area.

(Continued)

D. SPECIFICATIONS FOR MINOR TENANTS:

1. Minor Tenant (any tenant with less than 6000 square feet) signs shall be restricted to the area allowed on the face of the building designated as sign bands. Signage shall not exceed 75% of the leasehold width. Nor 24" copy height and 30" logo height. Square footage allowed shall be computed by 3 square feet per 1 lineal foot of store frontage. Subject to approval from the Landlord two lines of copy may be permitted.

E. SPECIFICATIONS FOR THE SIGN BAND;

1. In line tenant signs and pad tenant signs (any tenant with less than 6000 square feet) shall be pan channel individual illuminated letters with plexiglass faces and neon illumination. The maximum letter height is 24", the maximum length is 75% of storefront.
 - a. The area of sign shall be 3 square foot of sign per one lineal foot of building frontage not to exceed 75 square feet.
 - b. The approved letter styles are as follows: Peignot Bold, Optima Bold, Souvenir Demi Bold and Helvetica Medium.
 - c. The approved colors are: 2108 green, 2793 Red, 2119 Orange, 2016 Yellow, and 2648 Blue.
 - d. Two lines of copy subject to Landlord approval.
2. No script or other style of letter than that detailed will be permitted on sign band unless it is a part of an established trademark of the Tenant, used on other locations; and then only upon written approval of the landlord.
3. Wording of signs shall not include the product sold except as part of the Tenant name or insignia.
4. Attached storefront signs shall not exceed 3 square feet per 1 lineal foot of storefront.
5. Signs shall be centered on storefronts unless prior approvals are obtained from the owner.
6. Tenants with more than one frontage shall be allowed a second sign same criteria as above

F. SPECIFICATIONS FOR PAD TENANTS:

1. Pad Tenants signage criteria shall be the same as section D. for minor pad tenants, and section C for anchor pad tenants or pad tenants that use an entire pad building

(Continued)

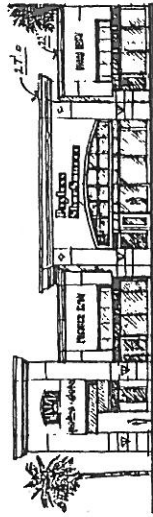
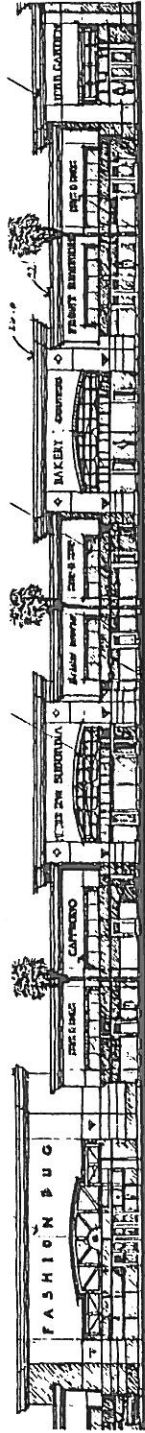
F. ADDITIONAL SIGNAGE:

1. Tenants with more than one frontage will be permitted an additional sign on that frontage. For the purpose of this program, frontage will mean the portion of the unit facing a public street or a public entry.

G. UNDER CANOPY SIGNS:

1. Under canopy signs are to be redwood sandblasted double face 12" X 48" and are mandatory for all in-line shops (except those whose soffit will not accommodate a sign).

(SEE ATTACHED DRAWINGS # 91524)



MINOR TENANT CRITERIA

- INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTERS
- AND LOGOS WITH PLEX FACES.
- APPROVED LETTER STYLES ARE: HELVETICA MEDIUM, OPTIMA BOLD, SOUTHERN DEMI BOLD AND PEQUOT BOLD.
- APPROVED PLEX FACE COLORS ARE: 2793 RED, 2448 BLUE, 2018 YELLOW, 2108 GREEN AND 2118 ORANGE.
- MAXIMUM AREA OF SIGN TO BE CALCULATED AT 3 SQUARE FEET OF SIGNAGE TO 1 LINEAL FOOT OF FRONTAGE.
- MAXIMUM LETTER HEIGHT NOT TO EXCEED 24".
- MAXIMUM LOGO HEIGHT NOT TO EXCEED 30".
- MAXIMUM LENGTH OF SIGN LAYOUT IS 75% OF STOREFRONT.
- ALL SIGN DESIGNS AND LAYOUTS TO BE APPROVED BY THE DESIGNATED SIGN CONSULTANT AND LANDLORD.

NOTE: square footage of individual letters to be calculated by the actual area of a box, rectangle, circle or triangle encompassing each individual word.

ABCDEF GHIJ KLMNOP
QRSTU VWXYZ &
HELVETICA MEDIUM

ABCDEF GHIJ KLMNOPQRS
TU VWXYZ &
SOUTHERN DEMI BOLD

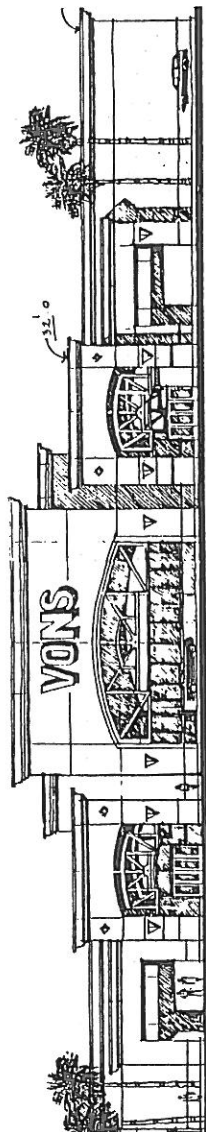
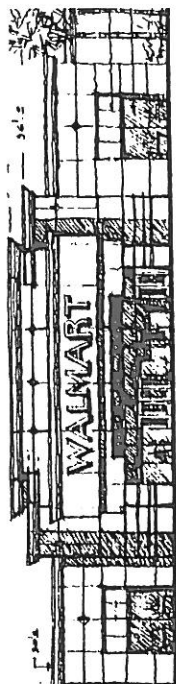
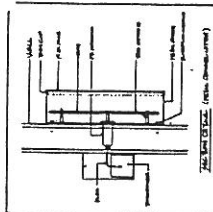
ABCDEF GHIJ KLMNOPQ
RSTU VWXYZ &
OPTIMA BOLD

ABCDEF GHIJ KLMNOP
QRSTU VWXYZ &
PEQUOT BOLD

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Job Name:	CORONA HILLS MARKET PLACE	9/2/01
Address:	21100 Valley St. + Perimeter	SHT #
City / State:	Corona, Ca.	1
Client Name:	Earl Charles	OF 7



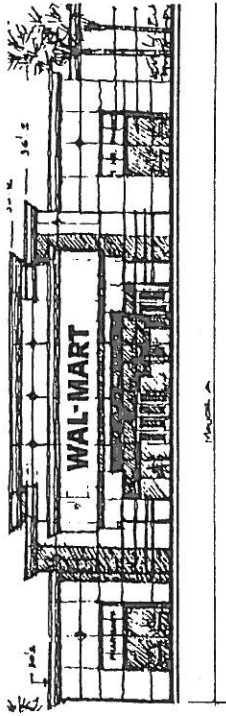
MAJOR TENANT CRITERIA

- INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTERS AND LOGO'S WITH PLEX FACES.
- LETTER STYLES OPTIONAL SUBJECT TO APPROVAL BY THE DESIGNATED SIGN CONSULTANT AND THE LANDLORD.
- COLORS OPTIONAL SUBJECT TO APPROVAL BY THE DESIGNATED SIGN CONSULTANT AND THE LANDLORD.
- MAXIMUM AREA OF ALL SIGNAGE CALCULATED AT 3 SQUARE FEET OF SIGNAGE TO 1 LINEAL FOOT OF FRONTAGE.
- MAXIMUM AREA OF ANY ONE SIGN NOT TO EXCEED 200 SQ. FT.
- MAXIMUM LETTER HEIGHT NOT TO EXCEED 5'.
- MAXIMUM LENGTH OF SIGN LAYOUT IS 75% OF STOREFRONT.
- ALL SIGN DESIGNS AND LAYOUTS TO BE APPROVED BY THE DESIGNATED SIGN CONSULTANT AND LANDLORD.

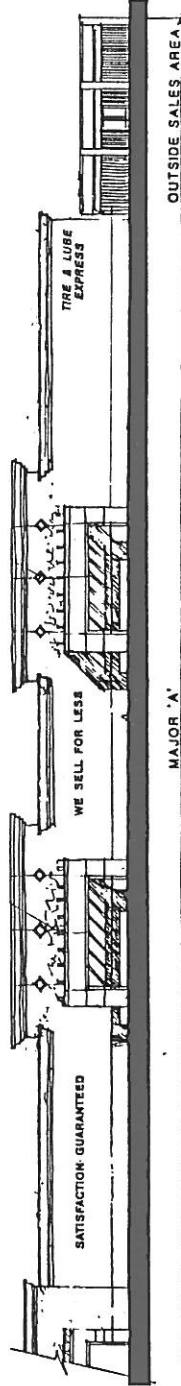
NOTE: Square footings of individual letters to be calculated by the actual area of a letter, rectangle, circle or triangle encompassing each individual word.

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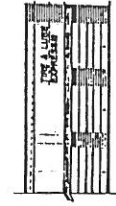
Job Name:	Corona Hills Market Place	SHT #	92101
Address:	1111 Highway 51 + Proctor Road	Client Name:	Earl Charles
City / State:	Corona, Ca.		
			OF 7



WEST ELEVATION - 1/4" = 1'-0"

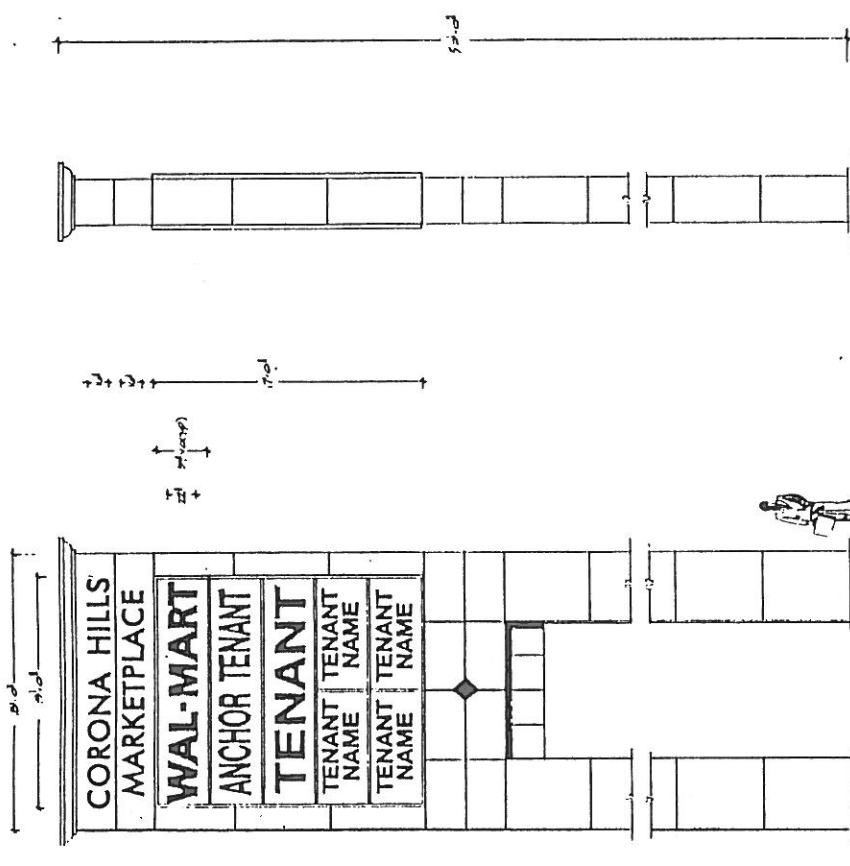


WEST ELEVATION - 1/4" = 1'-0"



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Job Name:	Coronado Hills Market Place	92101
Address:	Michelson St + Rosemead	SHT # 3
City / State:	Corona, Ca.	OF 7
Client Name:	Earl Charles	
Job Description:		



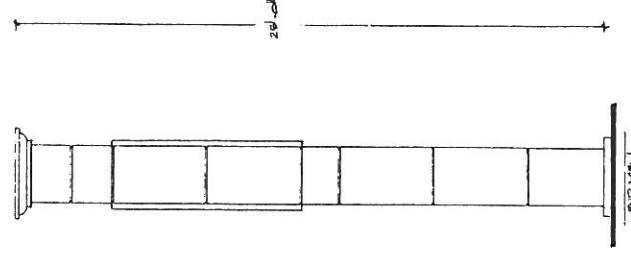
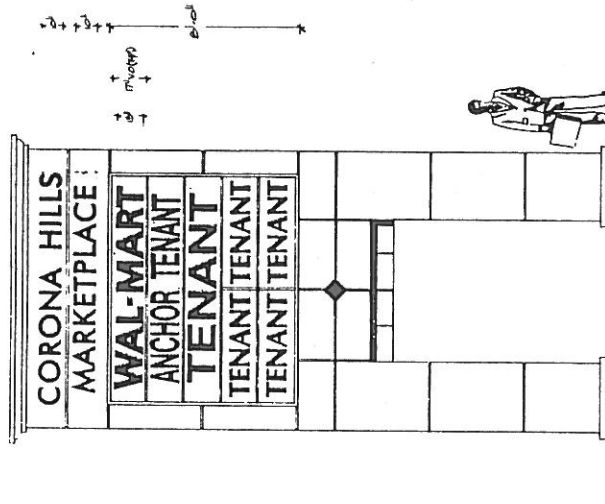
2) SIGNAGE FOR CORONA HILLS MARKETPLACE
 MAIN SIGN: 21'0" WIDE X 21'0" HIGH
 ANCHOR SIGN: 7'0" WIDE X 7'0" HIGH
 TENANT SIGN: 7'0" WIDE X 7'0" HIGH
 TOTAL SIGNAGE: 21'0" WIDE X 21'0" HIGH

Job Name:	Corona Hills Market Place	92101
Address:	111 Kinley St. + Provenance	SHT # 4
City/State:	Corona, Ca.	OF 1
Client Name:	Earl Charles	

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12'-0"

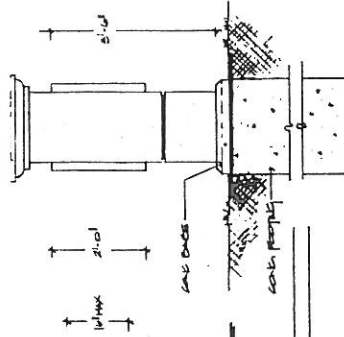
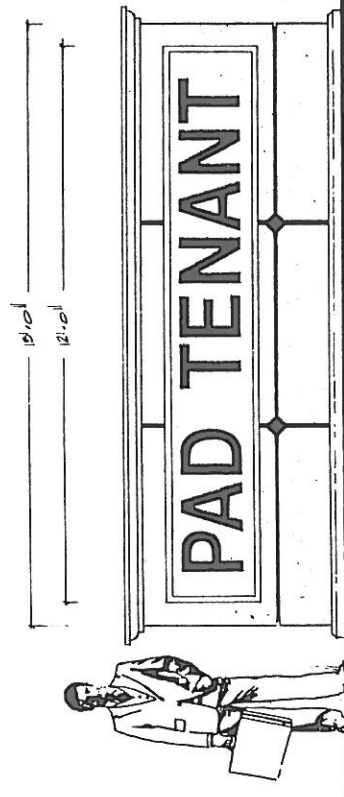
10'-0"



② PROPOSED SIGN WITH ILLUMINATED SIGN
 CORONA HILLS MARKETPLACE
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Job Description:	Job Name:	92101
	Address:	SH #
	City / State:	5
Site Name:	Client Name:	OF 7

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 CALL (619) 744-3318 • FAX (619) 598-5834

Job Name:	Cerritos Hills Market Place	92101
Address:	5111 Kipling St. & Bonnerade	SHT # 6
City / State:	San Diego, Ca.	OF 7
Client Name:	Earl Charles	